

Port and Marine Services Capital Project Status

November 3, 2025

DISTRICT	PM/ CONTRACTOR	LOCATION	PROJECT #	PROJECT
1	PM: Engineering Design: Jacobs Contractor:	Port	IS43022003 Pier, IS43022501 Wharf	<p>Mallory Pier/Wharf Improvements</p> <ul style="list-style-type: none"> • Design ensures pier accommodates Res. 22-073 compliant ships. • Design Task Order Pier (Jacobs, \$144,883) PO issued 8/16/24. • Design Task Order Wharf (Jacobs, \$536,852) PO issued 10/23/25. • Permit received 9/9/25-Pier. • Revised drawings/specs received 4/3/25. • FSTED grant of \$1M received 8/27/25. • TDC Money for Wharf approved-\$2,588,646 • Coral relocation approval at Oct.9 CC mtg • Jacobs is working on combining Wharf permit with pier permit
1	PM: Engineering Design: Bender Contractor:	KWB	KB1501	<p>907 Caroline Street Design (Piano Shop)</p> <ul style="list-style-type: none"> • Design is 2-story w/4 affordable housing units up and 1 retail and 1 shop space down. • BPAS allocation (4, affordable/early evacuate) and LDR changes approved 5/2/2023. • Current tenant lease entire increased area of new building. • Major Development Plan approved by CRA at their 4/1/2025 mtg. • 90% plans; Engineering has reviewed: cost estimate \$3,408,368. • Waiting on 100% plans to issue ITB and will advertise bid in Nov
1	PM: Engineering Design: Tetra Tech Contractor:	KWB	TBD	<p>A-Dock Replacement</p> <ul style="list-style-type: none"> • Full replacement of A dock including dock and utilities • Received 30% design from engineer • The FDEP Exemption and USACE SAJ-82 for piling replacement are sufficient to rebuild A-Dock. • Electrical sub SEC will be down there for a site visit on Monday Nov 3rd. • 100% plans to the city by the first of the year
1	PM: Engineering Design: Tetra Tech Contractor:	KWB	KB75032302	<p>Fuel Line upgrades and Line replacement</p> <ul style="list-style-type: none"> • Replace the fuel lines and upgrade the fuel system at KWB • Received task order from Tetra Tech-under review

1	PM: Karen Design: Contractor:	KWB	KB75032204	Piling Repair <ul style="list-style-type: none"> • Budget \$560,000/yr. • Ongoing project with multiple phases • DEP Permit received • Army Corp Permit received, working on ITB • Waiting on task order from Tetra Tech to prepare bid document • Task Order Issued, expect Bid Documents by end of July • Bid Documents under review • This project will include full replacement of A-Dock under a separate ITB • A-Dock Replacement task order on October CRA Agenda for final approval. • PO issued for A-Dock design task order • Piling Replacement ITB advertised with bids due April 30, 2025 • Four bids received on April 30, 2025 • Staff to recommend rejection of all bids and will re-bid project ASAP • All Bids rejected by CRA, staff to rebid project asap • Project re-advertised with Bids due end of July • Sole Bid received • Contract on September CRA Agenda for consideration • Contractor to mobilize 2nd week of November
	PM: Karen Design: Bill Horn Contractor:	KWB	New CIP (oldKB1103)	Phase III Common Area Enhancements <ul style="list-style-type: none"> • Improvements include Plaza areas at Elizabeth, William and Margaret Streets • Project budget \$2.3 Million • Install street scaping and lighting -- decorative, security, and safety. • Designate pedestrian-friendly walkways and bicycle routes for ADA compliance and facilitation. • Coordination required with Engineering Department due to the upcoming Elizabeth/Greene Streets project. • Margaret St Plaza on hold due to conflicting project • William St & Elizabeth St Plaza's will go out as a separate package • Engineering Department to construct Lazy Way • Architect to revise drawings for coordination with future projects • Project on hold for coordination with other Seaport & City projects. • Architect working on William St Plaza plans
1	PM: Karen Design: K2M	KWB	KB1305	631 Greene St. Site Development <ul style="list-style-type: none"> • Greene St Parking lots/Icehouse/Reef Relief • Cost estimate \$5,000,000 • K2M issued task order to provide conceptual design • Initial design rejected. • K2M developing renderings based on comments by KWBB • Presented to Bight Board in February

	Contractor:			<ul style="list-style-type: none"> • Bight Board approved preliminary plans • Bight Board has asked staff to revise and bring back at a workshop • Project on hold until a comprehensive structural analysis can be completed. Staff reviewing contracted consultant's qualifications and experience prior to requesting a task order proposal. • Task Order issue to William P. Horn Architects for comprehensive structural analysis • Structural Engineer to be on-site 10/10/22 • Structural assessment site visit complete • Structural Assessment under review • Waiting for final assessment • Engineering Department to develop parking lots • Civil Engineering Task Order under review • Project on hold until further direction received • Concept Plan on November agenda for consideration
	PM: Karen Design: Artibus Contractor: TBD	KWB	KB75021901	<p>Conch Republic Roof and Siding</p> <ul style="list-style-type: none"> • Replacement of 10,800 sf roof deck, 1,110sf of overhang and framing, 125lf wall cladding and framing and 180 lf of header trach framing and cladding. • Coordinating with Engineer for re-design • Received revised drawings for review • Received updated plans. • Gulfstream to provide pricing through Construction Services Contract. • Gulfstream pricing in excess of budget. Looking into other options for completing project. • Sea Tech to provide pricing through their Construction Services Contract. • Sea Tech waiting on structural panel quote • Received pricing on replacement of overhang and partial wall replacement. • CM to review purchasing exemption request. • Tenant and contractor on board to begin work mid to late August and complete by mid-October. • If exception approved will bring to BB for after the fact approval in September • CM executed purchasing exemption • Portion of project under construction
1	PM: Karen Design: Tetra Tech	KWB	KB75031802	<p>Schooner Floating Docks</p> <ul style="list-style-type: none"> • Full replacement of 3 floating docks and utilities. • Permit received, finalizing bid documents • Bid Documents routing internally for review • Documents ready for Bid. Reviewing schedule prior to advertising • Bid due February 6, 2025

	Contractor: TBD			<ul style="list-style-type: none"> • All Bids rejected at March 5, 2025 CRA meeting due to informality. • Project to re-Bid with opening on March 19, 2025. • 2 bids received will present to BB on the April agenda • Eight Board fail the motion by a 3-3 tie. Directed staff to reject bids and re-bid project. • CRA approved contract award to Gemstone RDI JV during their May meeting • Contractor to mobilize mid-September • Project moved to January due to material delays • Postponement on November agenda for consideration
1	PM: Engineering Design: Tetra Tech Contractor:	KWB	KB1509	<p>Seawall Repair</p> <ul style="list-style-type: none"> • Ongoing project with multiple phases • Task Order issued for C-Dock assessment/permitting. • Last leg of ongoing project • Dive work complete • Ground penetrating radar performed and showed several large voids in subsurface. Vehicle traffic limited • Have consulted with both FDEP and ACOE on project and how to move forward • Consultant has begun conceptual design • Tetra Tech preparing Design/Permitting task order for review • Consultant performed in water inspection in late April • Reviewed C-Dock task order, send back for corrections • Received task order from Tetra Tech-under review
1	PM: Karen Design: Bill Horn Contractor:	KWB	New CIP	<p>Seaport Wayfinding & AIPP</p> <ul style="list-style-type: none"> • NTP issued for both AIPP and Wayfinding projects • Met with contractor to finalized locations • Finalizing map layout for directories • Contractor constructing signage • Artist's fabricating AIPP components • Signage components complete. Waiting on directory artwork (inserts) • Permit application submitted for AIPP artwork foundations • Foundation permit received • Artwork scheduled to be installed mid-April • Artists are having difficulty getting foundations placed and have hired a new concrete contractor. • Kenco Signs to redo directory maps • Foundation work begins July 9 and be complete in approximately 30 days. • Artwork installation to begin mid-August on Caroline St. allowing proper cure time for foundations. • Elizabeth St Plaza foundations in.

				<ul style="list-style-type: none"> • Anticipate Artwork installation mid to late September • Artwork installation underway • Waiting on corrected directory inserts for Wayfinding • AIPP Artwork installation complete
1	PM: Engineering Design: Contractor:	KWBFT	KB75062201	<p>Ferry Terminal Revitalization and Shoreline Stabilization</p> <ul style="list-style-type: none"> • ARPA Funds \$5,018,855 • Project to include elevator, roof, windows, doors, exterior paint, sitework and lighting, seawall and pier repairs, shoreline stabilization and harborwalk extension • Reviewed site/ harborwalk plans for permitting • Environmental Permits submitted • Building Hardening ITB #24-013 awarded through code Sec. 2-797 Emergency Procurement. Will be submitted for after the fact award to both the Bight Board and CRA • 100% ARPA grant funds spent down • Roofing being installed, windows, doors and elevator equipment ordered. • Elevator demolition has begun • Roof work to be complete 1st week of April • Window and door replacement in progress • Elevator complete!! • Project substantially complete. • Added carpet replacement to contract, installation to begin last week of September. • New Carpeting installed • Shoreline Stabilization- project is still in permitting with the USACE. Per recent permit status inquiry with the USACE on 10/21/25, they hope to complete their review in the next week or so
1	PM: Engineering Design: Tetra Tech Contractor: TBD	City Marina	GB75512201	<p>Angelfish Seawall and Design Project</p> <ul style="list-style-type: none"> • Repair of seawall and addition of floating dock • Seawall assessment received and under review • Design/permit task order issued • Environmental permits applications submitted • Reviewing 30% Plans
1	PM: Engineering Design:	City Marina	GB75511701	<p>Charter Boat Row Seawall Replacement</p> <ul style="list-style-type: none"> • Project estimate \$4,500,000 • Structural Assessment Completed by Tetra Tech • Tetra Tech developing Preliminary Design and Permitting task order

	Tetra Tech Contractor: TBD			<ul style="list-style-type: none"> Received proposed task order, returned with mark-ups Task Order on 11-9-2023 City Commission Agenda for consideration Purchase order issued, permitting task underway 60% documents reviewed. Will be used for environmental permitting application Environmental permits submitted FDEP Exemption letter received Army Corp permit received
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Other Budgeted Projects

KEY WEST BIGHT	Cost	Status
• D-Dock Board Replacement	\$92,000	
• H2 Dock Extension	\$90,000	to be completed with piling replacement project
• Restore Turtle Pens	\$50,000	On-hold until C-Dock repairs are complete
• KWB/Ferry Terminal Fiber	\$65,000	COMPLETE
• Main Parking Lot Landscaping	\$110,000	Will be coordinated with Caroline St (Hold)
• Thompson House AC	\$77,150	TBD
• Recording Studio	TBD	Requesting Letters of Interest
• KWB Wall of Characters	TBD	Met with Bill Horn about design-waiting on task order. Will incorporated in Margaret Plaza design.